GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Home Department – DGP – Condemnation of the 940 Government Quarters situated at various locations and also to dismantle the buildings through MSTCL as per the standard procedure - **Permission –Accorded - Orders - Issued.**

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HOME (BUDGET) DEPARTMENT

G.O.Rt.No.1672 **Dated: 04.11.2025**
Read the following:

1. G.O.Rt.No.98, Home (Police.B) Department, Dated 09.01.1989.
2. From the Director General of Police, Mangalagiri, Andhra Pradesh, Rc.No.695/K5/2023, dated: 27.12.2023.

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ORDER:

In the reference 2nd read above, the Director General of Police, Mangalagiri, Andhra Pradesh has requested the Government to accord necessary permission for the condemnation of the 940 Government Quarters situated at various locations and also to dismantle the buildings through MSTCL as per the standard procedure.

2. Government after careful examination of the above proposal, hereby accord permission for condemnation of the 940 Government Quarters situated at various locations and also to dismantle the buildings through MSTCL as per the standard procedure, subject to the following conditions and the details of the Quarters are as follows:

(i) scrupulously follow the existing guidelines on dismantling of buildings duly taking necessary precautionary steps to safe guard public and surrounding properties.

(ii) to submit the details of the amount so remitted, as part of sale proceeds to the Government once the entire process is completed.

S.No.	Letter C.No. & District	Name of Police quarters	No of quarters	Year of Construction.	Book value Rs. in lakh
1.	Lr.C.No.2142/B-1/2023, dt:02.11.2023 of SP, Srikakulam District	HC/PC Qtrs. at Burja PS	4	1991	3.25
		1 SI & 6 HC/PC Qtrs. at Laveru PS	7		2.03
		1 SI Qtr. at Kasibugga PS	1		0.30
		10 HC/PC Qtrs. at Meliaputti PS	10	1989	2.24
		4 SI & 100 HC/PC Qtrs. at DAR, Etcherla	104	1973	15.37
		1 SI & 16 HC/Pc Qtrs. at Narasannapeta PS	17	1992	3.58

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		4 SI & 16 HC/PC Qtrs. at Amadalavalasa PS	20	1993	4.06
		10 HC/PC Qtrs. at Kasibugga PS	10	1991	3.08
		1 SI & 10 HC/PC Qtrs. at Vajrakotturu PS	11	2002	17.68
		9 HC/PC Qtrs. at Sompeta PS	9	1993	2.93
		8 HC/PC Qtrs. at Saravakota PS	8	1993	1.62
		2 HC/PC Qtrs. at Meliaputti PS	2	1989	0.44
		2 SI & 140 HC/PC Qtrs. at DAR, Etcherla	142	1973	20.60
	Lr.C.No.201/B-1/2023, dt:22.11.2023 of SP, Srikakulam District	10 HC PC Qtrs. at Kasibugga PS	10	1991	3.08
		5 HC PC Qtrs. at Sompeta PS	5	1993	2.93
2.	Lr.C.No.14/BN.QM/2023, dt:21.01.2023 of Commandant 5th Bn., APSP, Vizianagaram	4 HC/PC type single Quarters	4	1979	0.49
		24 HC/PC Type up-stair quarters	24	1988	16.13
3.	Lr.C.No.03/QM/2022, dt: 13.12.2022 of CMT 3rd Bn., APSP, Kakinada	GO type residential Qtrs.	1	1962	-
		RI type old Qtrs.	5		-
		RSI type Qtrs.	7		1.01
		HC type Qtrs.	22		-
		C type Qtrs.	327		26.70
	Lr.C.No.03/QM/2022, dt: 11.12.2023 of CMT 3rd Bn., APSP, Kakinada	AC type Qtrs. (Qtr. No.2)	01	1961	12.96
		HC type Qtrs.	09		46.49
		C type Qtrs.	19		74.21
4.	Lr.C.No.3003/B2/2022, dt:30.07.2022 of SP, Guntur District.	DIG bunglow	1	1975	-
5.	Lr.C.No.75/B4/2022, dt:22.11.2022 of SP, ASR District, Paderu.	CI Qtr. and compound wall at Chinturu	1	British time	-
6.	Lr.C.No.3904/B4/B6/ 2018-22, dt:30.11.2022 of SP, Palnadu District.	44 Qtrs. at rear side of the Narasaraopet-I town	44	1988	-
		24 Qtrs. at front side of the Narasaraopet-I town	24	1996	-
7.	Lr.C.No.526/B2/2022, dt:21.09.2023 of SP, Parvathipuram Manyam	8 PC/HC Qtrs. at Palakonda PS	8	1996	2.39
8.	Lr.C.No.7321/B5/2023, dt:04.05.2023 of SP, Anantapur.	7 SI & 76 men old Qtrs. at AR Police lines of DAR, Anantapur.	83	-	-
		Total	**940**		

P.T.O.

3. The Director General of Police, Mangalagiri, Andhra Pradesh Shall follow the suggestive course of corrective action as mentioned below:

Building utilization play a significant role in extending the lifespan of building components. Further to this, proper and regular maintenance and prompt repairs or replacement of decayed or damaged parts of a structure, will make structure suitable for habitation and better utilization of buildings.

(a) The General Guidelines for building maintenance as per IS 15183 (Part 1):2002 are suggested as detailed below:

Any structure, building or service when built has certain objectives and during the total economic life of that structure or service, it has to be maintained. Maintenance is a continuous process requiring a close watch and taking immediate remedial action. There are two processes envisaged, that is, the work carried out in anticipation of failure and the work carried out after failure. The former is usually referred to as preventive maintenance and the latter as corrective maintenance. The prime objective of maintenance is to maintain the performance of the building fabric and its services to provide an efficient and acceptable operating environment to its users.

A list of common causes for maintenance problems is given in Annex A, which is attached to this order for Guidance. These causes shall be avoided/repaired annually to improve life of a building.

Regular inspections are actual part of the procedures for the maintenance of buildings.

(b) As per CPWD MAINTENANCE MANUAL:

The Building Repairs and Maintenance work is undertaken to keep, restore or improve the facilities of a structure or building which include housekeeping, civil, E&M services to keep the structure/building in good condition and in currently acceptable standards to sustain its utility and value.

The objective of maintenance is: (i) To ensure safety of the occupants or the public at large. (ii) To preserve building and services, in good operating and habitable condition. (ii) Where so required to upgrade, renovate, rehabilitate, or retrofit the facilities to improved specifications and standards.

Detailed inspection may be carried out of the building and services from safety and maintenance view.

Method of comprehensive execution of repair and maintenance should be adopted

Government Authorities entrusting new construction/ up-gradation office renovation etc. works may be encouraged and advised to consider entrusting comprehensive maintenance and operation of the facility for 3-5 years in same agreement.

The repair works are classified in under mentioned categories: 1. Day to day repairs/service facilities 2. Annual repairs including preventive maintenance 3. Special repairs

In addition to above the following works are also executed as per guidelines prescribed by CPWD. (a) Additions and Alterations Works in the buildings (b) Up-gradation (including Retrofitting and Aesthetic Improvement.

P.T.O.

4. The Director General of Police, Mangalagiri, Andhra Pradesh shall take necessary action accordingly.

5. This Order is issued with the concurrence of Finance (FMU-H&C) Department, vide their U.O.No-FMU0ASD(HCL)/18/2024 (Computer No-2332630), Dated:09.12.2024.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

KUMAR VISHWAJEET
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Director General of Police, Andhra Pradesh, Mangalagiri.
The Director of Treasuries & Accounts, Nidhi Bhavan, Mangalagiri
The Director of Works & Accounts, Nidhi Bhavan, Mangalagiri.
The Pay & Accounts Officer, Nidhi Bhavan, Mangalagiri
The Principal Accountant General, Andhra Pradesh, Vijayawada
Copy to:
T R & B Department
General Administration (Accom) Department
Finance (FMU-H&C) Department
P.S. to Minister(Home)
P.S. to Principal Secretary to Government, Home Department.
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

[Annexure to the G.O.Rt.No.1672, Home(Budget) Department, Dated:04.11.2025]

IS 15183 (Part1): 2002

ANNEX A

(Clause 4.2.2.2)

COMMON CAUSES FOR MAINTENANCE PROBLEMS

A-0 MAJOR CAUSES FOR MAINTENANCE PROBLEMS

A-1 FLOORS

a) Poor quality of construction which includes quality of construction material and workmanship
b) Improper slopes, mainly in Kitchen, bathrooms/toilets, etc.
c) Lack of rounding at junctions of walls with floors
d) Lack of damp-proof course treatment in walls and particularly in sunken floors
e) Poor design of building.

A-2 ROOFS

a) Inadequate roof slopes.
b) Inferior quality of construction
c) Cracks on roof surfaces.
d) Inadequate provision of rain water spouts
e) Blockages in gratings/rain water pipes.
f) Worn out felts
g) Bubbling up of tarfelt and separation of joints.
h) Leakage from the openings provided on the roof.

A-3 PLUMBING

a) Inadequate slopes in soil/waste pipes
b) Improper lead joints
c) Joints in walls
d) Improper junctions of stacks.
e) inadequate cleaning eyes at junctions
f) inadequate slopes in sewage pipes.
g) Throwing of solid wastes in WC's
h) Lack of periodical checking and cleaning.
j) Lack of motivation/education to users for proper use.
k) Overflow from service tanks.
m) Inferior quality of fittings and fixtures
n) Inadequate design

A-4 DRAINAGE

a) Improper surface dressing around buildings and improper upkeep of surroundings.
b) Growth of wild grass and vegetation.
c) Inadequate drainage system around the building
d) Inadequate slope of the drains or drainage pipes
e) Inadequate number of inspection chambers.
f) Theft of manhole covers, etc.
g) Throwing of solid waste in the open surface drains

A-5 ELECTRICAL

a) Louse connections
b) Improper earthing and earth connections
c) Damages to wires, cables and other installations
d) Under rated cables/wires and other installations

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